137.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,300 / 952,300
					USE VALUE:	952,300 / 952,300
					ASSESSED:	952,300 / 952,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALTINOK OZGUR & ESRA
Owner 2:	
Owner 3:	
Street 1:	17 VENNER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,192 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1934, having primarily Wood Shingle Exterior and 2169 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

Virginia H L

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7192.000	380,100		572,200	952,300
Total Card	0.165	380,100		572,200	952,300
Total Parcel	0.165	380,100		572,200	952,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.05 | /Parcel: 439.0

Legal Description

User Acct 87952

GIS Ref

GIS Ref

Insp Date 08/31/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 137.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,000	0	7,192.	572,200	895,200	895,200	Year End Roll	12/18/2019
2019	101	FV	254,000	0	7,192.	604,000	858,000	858,000	Year End Roll	1/3/2019
2018	101	FV	254,000	0	7,192.	445,000	699,000	699,000	Year End Roll	12/20/2017
2017	101	FV	272,100	0	7,192.	426,000	698,100	698,100	Year End Roll	1/3/2017
2016	101	FV	272,100	0	7,192.	394,200	666,300	666,300	Year End	1/4/2016
2015	101	FV	256,900	0	7,192.	330,600	587,500	587,500	Year End Roll	12/11/2014
2014	101	FV	256,900	0	7,192.	323,000	579,900	579,900	Year End Roll	12/16/2013
2013	101	FV	256,900	0	7,192.	307,700	564,600	564,600		12/13/2012

!10616!

PRINT

Date	Time
12/11/20	00:54:18

LAST REV

Date	Time
10/20/20	09:23:49
danam	
10616	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	74189-188	1	2/26/2020		945,000	No	No		
LIVERNASH STEPH	73114-15	1	8/15/2019	Estate/Div	545,000	No	No		
LIVERNASH ROBER	72403-33	1	4/1/2019	Family	175,000	No	No		Stephen E Livernash dod 5/14/2019 Edward R Livernash dod 2/2/1987
	13717-378		6/1/1979		70,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1383	Redo Bat	35,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2020	Permit Visit	DGM	D Mann
4/22/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	87952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7192		Sq. Ft.	Site		0	90.	0.88	10									572,183						572,200	

Total AC/HA: 0.16511 | Total SF/SM: 7192 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 572,183 | Spl Credit | Total: 572,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13409400
Const Adj.:	0.99495000
Adj $ / SQ:	146.688
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516387
Depreciation:	136326
Depreciated Total:	380061

COMMENTS

LOC=HIGHWAY CHECK COND 7/01.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

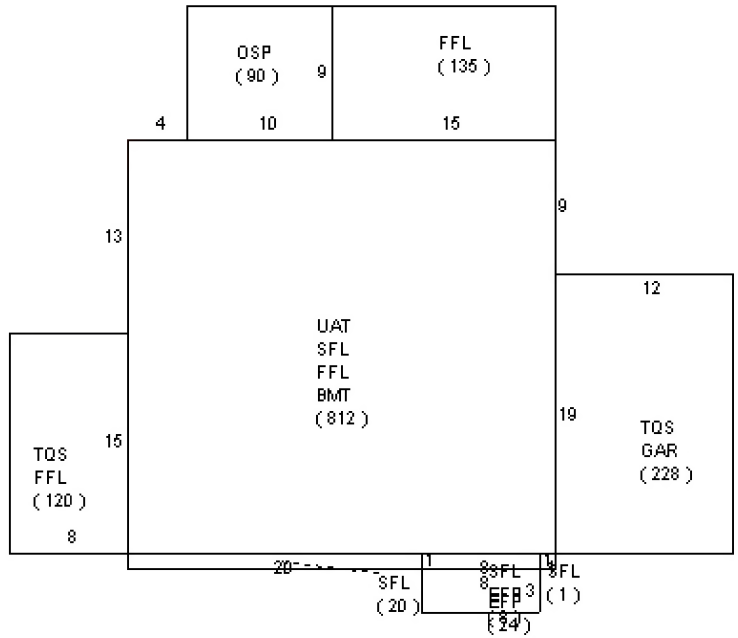
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	161.36
Special Features:	0	Val/Su Net:	107.56
Final Total:	380100	Val/Su SzAd	175.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,067	146.690	156,516
SFL	Second Floor	841	146.690	123,364
BMT	Basement	812	44.010	35,733
TQS	3/4 Story	261	146.690	38,285
GAR	Garage	228	25.830	5,890
UAT	Upper Attic	203	58.680	11,911
OSP	Screen Porch	90	38.120	3,431
EFP	Enclos Porch	32	72.230	2,311
	Net Sketched Area:	3,534	Total:	377,441
Size Ad	2169	Gross Are	4230	FinArea 2169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

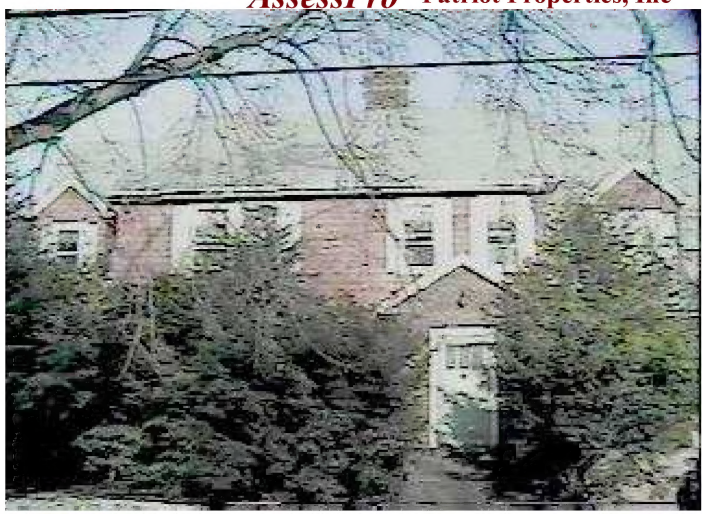
SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	FR	1970	0.00	T	49	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc